(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/07 07:37 2 pgs
Fees:13.00 Taxes:666.00

20070806-0092995

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Affiant

Subscribed and sworn to me on July 19, 2007.

NOTARY PUBLIC

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 02, 2010

THIS INSTRUMENT WAS PREPARED BY:
Julie Bhattacharya Peak
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22619SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Megan E. Sexton 916 Tote Lane Nashville, TN 37211	Countrywide Home Loans 801 Crescent Centre D. Ste 310 ~~Brentwood~~ Franklin, TN 37067	173-9-A-311 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kristen Nally, unmarried hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Megan E. Sexton, unmarried hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Phase Four Lenox Village, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kristen Nally, an unmarried woman, by Warranty Deed from Don B. Smithson dba Don B. Smithson Construction, of record as Instrument No. 20050204-0013453, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record as Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee.
4. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office.
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
6. Declaration of Charter, Easements, Covenants and Restrictions of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, said Register's Office.
10. Subject to the rights of others in and to the common areas.
11. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 916 Tote Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on July 19, 2007.

Kristen Nally

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 19, 2007, before me personally appeared Kristen Nally, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 19, 2007.

NOTARY PUBLIC

JULIE BHATTACHARYA PEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Julie Bhattacharya Peak
My Commission Expires
September 25, 2010
STATE OF TENNESSEE

My Commission Expires: